

A. PACILLAS SURVEY NO. 66  
ABS. 581 C.B. 4755

P-1  
N.C.B. 16386  
UNPLATTED

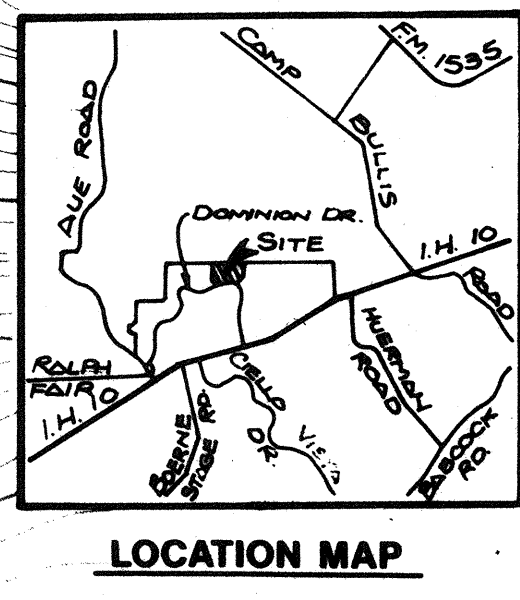
TYPICAL STREET SECTIONS  
N.T.S.

PLAN HAS BEEN ACCEPTED  
BY THE CITY OF SAN ANTONIO  
ANTONIO DEVELOPMENT  
REVIEW COMMITTEE  
Date: June 15, 1993  
File # 367

5,000 SQ. FT.  
(AVERAGE HOUSE SIZE)  
TYP. LOT SIZE  
N.T.S.

**CLEAR VISION AREA CALCULATIONS**

R = 0.65 (SDS) - (W/2 + k)	R = 0.65 (SDS) - (W/2 + k)
0.65 (300) - (44/2 + 2)	0.65 (300) - (30/2 + 2)
195 - (22+2)	195 - (15+2)
195 - 24	195 - 17
171	178
L = 13 (SDS) / (13 + (W/2) + k) - 4	L = 13 (SDS) / (13 + (W/2) + k) - 4
13 (300) / (13 + (44/2) + 7) - 4	13 (300) / (13 + (30/2) + 7) - 4
3900 / (13 + 22 + 7) - 4	3900 / (13 + 15 + 7) - 4
3900 / 42 - 4	3900 / 35 - 4
3900 / 38	3900 / 31
102.63	125.81
Use 103	Use 126



**OPEN SPACE RATIO & DENSITY TABLE**

AREA	SQUARE FEET	ACREAGE
BUILDING COVERAGE AREA	365,000	8.38
OTHER COVERAGE	265,233	6.09
OPEN SPACE	1,591,203	36.53
TOTAL GROSS AREA	2,221,436	51.00

- NOTES:**
- All land use is detached Single Family Residential.
  - Property is located outside San Antonio City Limits therefore zoning is not applicable.
  - All streets are 34-foot right-of-way unless shown otherwise.
  - All streets are private.
  - Water distribution. SHALL BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
  - None of this property is shown within the 100 year Flood Plain as indicated by the Federal Emergency Management Agency Panel No. 480035 0065B dated October 16, 1984.
  - All corner lots shall comply with the Clear Vision Area required by Section 35-3339.

**CURVE DATA**

NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	642.71'	55°12'4"	639.87'	347.34'
C2	883.81'	22°24'12"	345.35'	174.91'
C3	1084.00'	38°39'51"	691.01'	359.24'

GROSS AREA = 51.0 ACRES  
NO. OF LOTS = 73 FOR SINGLE FAMILY RESIDENTIAL USE  
AVERAGE HOME SIZE = 5,000 SQ. FT. (APPROX.)  
LOT SIZES VARY FROM = 19,578 SQ. FT. MIN.  
TO = 61,411 SQ. FT. MAX.

PROPOSED OPEN SPACE = 71.6 %  
DENSITY = 0.70 UNITS PER ACRE  
SIDEWALKS ARE NOT REQUIRED  
N/A  
ZONING/CONCEPT

REVISIONS

**PAPE-DAWSON ENGINEERS**  
CIVIL & ENVIRONMENTAL  
SAN ANTONIO, TEXAS 78217  
817-584-8484

**THE NEW DOMINION ESTATES**  
PLANNED UNIT DEVELOPMENT  
P.O.A.D.P. / P.U.D. PLAN

P.U.D. PLAN  
NO. 93-023

JOB NO. 3168.01  
DATE APRIL, 1993  
DESIGNER  
CHECKED DR. DRAWN M.F.  
SHEET 1 OF 1



# CITY OF SAN ANTONIO

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

October 25, 1993

Mr. Dennis R. Rion, P.E.  
Pape-Dawson Engineers  
9310 Broadway, Building II  
San Antonio, Texas, 78217-5987

RE: Revised The New Dominion Estates PUD Subdivision POADP #367

Mr. Rion:

The City Staff Development Review Committee has reviewed your revised The New Dominion Estates PUD Subdivision Preliminary Overall Area Development Plan #367. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

A handwritten signature in dark ink, appearing to read "D. Pasley".

David W. Pasley, AICP  
Director of Planning  
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer



June 15, 1993

Mr. Dennis R. Rion, P.E.  
Pape-Dawson Engineers  
9310 Broadway, Bldg. II  
San Antonio, Texas, 78217

RE: The New Dominion Estates PUD Subdivision POADP #367

Mr. Rion:

The City Staff Development Review Committee has reviewed your The New Dominion Estates PUD Subdivision Preliminary Overall Area Development Plan #367. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

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If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

David W. Pasley, AICP  
Director of Planning  
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer

September 16, 1993

Mr. Edward Guzman  
Senior Planner  
Department of Planning  
City of San Antonio  
P.O. Box 839966  
San Antonio, Texas 78283-3966

RE: The New Dominion Estates  
(Planned Unit Development)  
P.O.A.D.P. / P.U.D. Plan  
PUD Plan No. 93-023

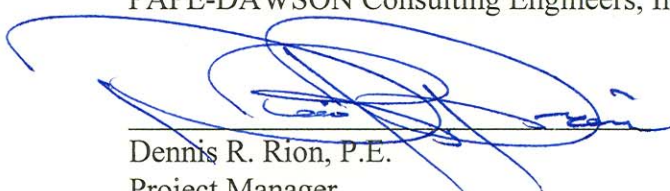
Dear Mr. Guzman:

You will find attached to this letter six (6) copies of a revised POADP/PUD plan for the above referenced project. The P.O.A.D.P. / P.U.D. Plan had previously been approved by the City of San Antonio Planning Commission. Also, the subdivision plat and construction plans for The New Estates, Unit 1 (P.U.D.), have been approved by the Planning Commission.

We are currently completing construction plans for The New Estates, Unit 2 (P.U.D.) and as part of this work, we have chosen to delete two (2) cross streets which were located within a common area. Please note that this revision does not change the number of lots and the developable acreage/densities are not appreciably affected.

Please review the attached plan and contact our office if you require a more formal revision. If you have any questions or comments regarding this revision, please do not hesitate to contact me.

Sincerely,  
PAPE-DAWSON Consulting Engineers, Inc.



Dennis R. Rion, P.E.  
Project Manager

DR/lv 3168-01

Attachment

cc: Israel Fogiel

m:0916-01.DR

9310 BROADWAY, BLDG. II, SAN ANTONIO, TEXAS 78217-5987  
210/824-9494 FAX 210/824-3491

**LETTER OF TRANSMITTAL**

TO CITY OF SAN ANTONIO  
PLANNING DEPT.

Date: 9-20-93 Job No.: 3168.01  
Attention: EDWARD GUZMAN  
RE: THE NEW DOMINION ESTATES  
P.O.A.D.P. / P.U.D. PLAN

FILE:  
☒ 1.0 Correspondence  
☐ 2.0 Design  
☐ 4.0 Construction

WE ARE SENDING YOU ☒ Attached Under separate cover via \_\_\_\_\_ the following items:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Specifications    | <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Copy of Letter |
| <input checked="" type="checkbox"/> Prints | <input type="checkbox"/> Plans         | <input type="checkbox"/> Samples        |
| <input type="checkbox"/> Change Order      | <input type="checkbox"/> _____         |   |

COPIES	DATE	DESCRIPTION
<u>6</u>		<u>P.O.A.D.P. / P.U.D. PLAN</u>
<u>1</u>		<u>LETTER</u>

THESE ARE TRANSMITTED as checked below:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> For approval                      | <input type="checkbox"/> Approved as submitted            | <input type="checkbox"/> Resubmit _____ copies for approval   |
| <input type="checkbox"/> For your use                      | <input type="checkbox"/> Returned for corrections         | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested                      | <input type="checkbox"/> Approved as noted                | <input type="checkbox"/> Return _____ corrected prints        |
| <input checked="" type="checkbox"/> For review and comment | <input type="checkbox"/> _____                            |   |
| <input type="checkbox"/> FOR BIDS DUE _____                | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |   |

REMARKS \_\_\_\_\_

IF YOU HAVE ANY QUESTIONS  
CALL DENNIS RION @ 824-9494  
THANK YOU

COPY TO \_\_\_\_\_

SIGNED \_\_\_\_\_

FOR DENNIS RION

If enclosures are not as noted, kindly notify us at once.

# LETTER OF TRANSMITTAL

9310 BROADWAY, BLDG. II, SAN ANTONIO, TEXAS 78217  
512/824-9494 FAX 512/824-3491

TO PLANNING

Date: <u>JUNE 08, 1993</u>	Job No.: <u>3168.01</u>
Attention: <u>ALICE GARCIA</u>	
RE:	
<u>NEW DOMINION ESTATES</u>	
<u>POADP/POD PLAN.</u>	
FILE:	
<input checked="" type="checkbox"/> 1.0 Correspondence	
<input type="checkbox"/> 2.0 Design	
<input type="checkbox"/> 4.0 Construction	

WE ARE SENDING YOU ☐ Attached Under separate cover via \_\_\_\_\_ the following items:

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| <input type="checkbox"/> Change Order   | <input type="checkbox"/> _____         |   |

COPIES	DATE	DESCRIPTION
<u>6</u>	<u>93 JUN -8 PM 3:21</u>	<u>POADP/POD PLAN - NEW DOMINION ESTATES</u>
RECEIVED	DEPT. OF PLANNING LAND DEVELOPMENT SERVICES DIVISION	

THESE ARE TRANSMITTED as checked below:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted            | <input type="checkbox"/> Resubmit _____ copies for approval   |
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| <input type="checkbox"/> For review and comment  | <input type="checkbox"/> _____                            |   |
| <input type="checkbox"/> FOR BIDS DUE _____      | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |   |

REMARKS \_\_\_\_\_

IF YOU HAVE ANY QUESTIONS OR COMMENTS - PLEASE CALL

TERRANCE YU

COPY TO \_\_\_\_\_

SIGNED TERENCE RIGGS